

MINUTES ~ April 14, 2010

Ponaganset High School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:45PM in the Ponaganset High School, Library.

2. Roll Call

Mrs. Sarah Mangiarelli called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Anne Ejnes of Glocester, and Mr. Bill Abt of Foster. Mr. Warren Ducharme of Foster, Ms. Julie Capobianco of Foster, and Mr. George Jacques of Glocester were absent.

3. Middle School, High School Project and Energy Lab updates

Mr. Mark Humphrys provided an update on the Middle School ERV's and the meeting that took place. Mr. Humphrys explained that at the recent meeting on April 2, 2010, the group collectively agreed to pursue hiring a specialist, Environmental Health and Engineering, to sample and test various components of the ERV wheels, air samples and any other materials (i.e. ceiling tiles, etc) that EHE thought might be contributing to the odor. The purpose of the testing is to rule out any other external sources for the odor before pursuing the full replacement of the ERV units.

Mr. Ron Cervasio of Foster asked if the School District would be reimbursed for the cost of EHE, to which Mr. Humphrys responded that the anticipation is to have the School District reimbursed if and when a party is found responsible for the odor. Mr. Abt expressed his concerns about hiring a specialist rather than replacing the wheels immediately.

Mr. Piccirilli questioned why the District has not had the ERV's running since November, 2009, to which Mr. McGovern explained that the District was hesitant to run the ERV's without knowing if there were any health concerns relating to the odors that were presenting. Mr. Piccirilli explained that from a legal perspective the District should have been turning the machines on periodically since November. Mr. Humphrys explained that the odors have presented themselves throughout the building; however there has been one wheel that has presented the odors more frequently and stronger than others.

Mr. Humphrys explained the history of running the wheels, tests that had previously been performed and the frequency of the odors during the shoulder months, and the District's decision to shut the wheels off in November, 2009. Mrs. Mangiarelli added that while Rhode Island Analytical had performed some air samplings, Rhode Island Analytical only tests for what we tell them to test for. Accordingly, EHE will determine what we should test for based on the symptoms and information we provide to EHE.

Mr. Abt explained that he is not in favor of having EHE come in to perform testing as he believes it is a waste of money. Mr. Piccirilli disagreed with Mr. Abt's statement as he will need an expert's statement if this situation continues and presents a legal issue.

Mr. Abt recommended turning the one wheel on that stinks the most and seeing if/when the odor returns. If and when the odor returns, we should go back to the contractors and request that they replace the wheels. Mr. Cervasio explained that \$4,000 is cheap to try to figure out a solution to the problem.

Mr. Fogarty asked if the concrete sidewalks at the middle school have come back down. Mr. Humphrys explained that most of the sidewalk slabs have lowered with the exception of one area. Mr. Cervasio asked what the contractors were going to do about the water because every year the concrete slabs will continue to rise. Mr. Cervasio explained that he was concerned that the water that was diverted is working its way through in a new area and this problem will continue to present itself. Mr. Humphrys explained that measures were taken to try to divert as much water as possible, but that you can only divert so much water especially when extremely rainy conditions like we have recently had present themselves.

Mrs. Mangiarelli explained that the District is having a separate engineering coming in to take core slabs, soil samples and site review to test the sidewalk area. Mrs. Mangiarelli also explained that we are handling this situation in the same way that we are handling the ERV's, we hire an independent engineer/specialist to review, and depending on what the results are of the tests performed, we will go back to the contractors/responsible parties.

Mr. Fogarty requested if we received the final energy credits for the Middle School. Mrs. Mangiarelli explained that during a meeting with ConEdison, Mrs. Mangiarelli and Mr. John Johnson, Mr. Ken Nathanson, Mr. Steve Manwell and Mr. Kevin Venturini, contacted Mr. Chuck Norden at National Grid to discuss the final energy credit payment. The payment is being held up due to some lighting issues in the high school corridor. Once those items have been addressed, the final energy credits will be paid in full.

Mr. Robert Grzyb explained that a majority of the high school punch list items were scheduled to be completed during the April vacation. Mr. Grzyb shared some of the items still open on the punch list including: painting, roof test cuts, sealing auger pits, and lighting controls were discussed as the major open items.

Mr. McGovern explained that he had a few rooms that were still having lighting control issues. He and Mr. Grzyb were working with PCI and Aladdin to resolve the lighting issues in the remaining rooms. Mr. Grzyb also explained that Aladdin was having issues finalizing the as-built reports relating to the lighting controls.

Mr. Laramie asked when these items would be completed. Mr. Grzyb and Mr. Humphrys explained that the goal is to have these items completed over April vacation.

Mr. Laramie asked where Mr. Grzyb stands on buttoning up the contract issues. Mr. Grzyb responded that the contract issues should be buttoned up in about a week (April 20th).

Mr. Chretien asked if we were still holding money on the contractors, Mr. Grzyb responded that we are still holding about 2% retainage which is the only leverage he has to make sure the work gets completed.

Mr. Alex Ziemba shared with the building committee the report from Maguire Group, Inc. (MGI) outlined the history of the PHS oil burner issue, discussed the questions that were asked of ATC that had not been responded to, and a drawing of the system with an oil reserve tank that would guarantee that oil is available when the oil burner is required to start. MGI's current position is that there were questions asked by ATC that were not answered, or not answered with adequate information. MGI's concern is that until ATC answers all of the questions completely, replacing the system with an oil reserve tank may end up masking an underlying issue such as an oil leak.

Mr. Laramie asked whether or not the documentation being requested by MGI from ATC is part of the normal course of an oil burner installation and startup. Mr. Ziemba responded that the specifications did require this information and that ATC had been asked for this documentation previously.

Mr. Cervasio requested that if the documentation is not provided, all of the necessary tests including pressure and vacuum tests be completed over April vacation which would require the oil to be emptied from the tanks/system.

Mr. Ziemba explained that Mr. Grzyb has been in touch with ATC and that ATC is aware of the situation and the documentation that has been requested.

Mr. Abt questioned whether or not there was a foot valve in the tank that might need to be looked at. Mr. Ziemba stated that he would look into the foot valve and its condition.

Mr. Abt asked when the issue with obtaining data from ATC began. Mr. Ziemba responded that the information was requested March 1, 2010. During the meeting with Power Flame, MGI, ATC, and Aharonian, on March 11, 2010, the owner requested that the system be re-piped to include an oil reserve system, to which MGI complied. However, because all of the oil burner system and all internal piping was replaced as part of the original scope of work, MGI wanted to confirm that there was not an issue with the installation of the system before re-engineering the oil burner system.

Mrs. Mangiarelli explained that because we cannot say for certain that there is not a leak in the system, while we have the designs for a new oil burner system with the standby pump, the replacement of the system would be at the owner's expense because we cannot prove whether or not it is a leak or a design issue until we have proper documentation of all of the necessary tests of the system.

Mrs. Mangiarelli explained that she spoke with Mr. Desormier regarding the Certificate of Occupancy for the Energy Lab. Mr. Fogarty asked when we will be moving furniture and equipment into the technology lab. Mrs. Mangiarelli explained that as soon as we have the CO we can move forward with bringing in furniture and setting up the lab. Mrs. Mangiarelli explained that we have not finished purchasing all of the equipment for the energy lab yet but plan to do so over the next few months.

Mrs. Mangiarelli explained that while we can move the furniture and equipment in, we still cannot perform any alternative energy "work" until we have additional approval from the fire department surrounding the use and quantity of chemicals.

Mrs. Mangiarelli explained that Ross has been spending a significant amount of time working on the curriculum development so we can share that with the fire department so that they are comfortable with the experiments and work that will take place within the energy lab.

4. Energy Lab Open House

Mr. Fogarty explained that he had addresses for local dignitaries and other state and local officials for the June 7th Open House. Mr. Fogarty stated that he would not be spear heading the planning of the open house.

Mr. Laramie asked for a volunteer for spear heading the open house planning and coordination. Mrs. Mangiarelli explained that the school committee has a communications sub-committee and the open house was discussed at the last school committee meeting. Mrs. Mangiarelli explained that Dr. Barnes is currently in China and that we can discuss with him when he returns.

5. Financial Report

Mr. Larmie asked the committee if there were any questions for Mrs. Mangiarelli regarding the financial information included in the packet. Mr. Abt asked if these numbers will change once new information is obtained from Mr. Grzyb regarding the project close out. Mrs. Mangiarelli explained that this includes financial projections received from Mr. Grzyb last week.

Mrs. Mangiarelli explained that these are not the project close out numbers. Mr. Laramie explained that the close out numbers will be included in the projections provided by Mr. Grzyb when he completes his project close out on April 20th.

Mrs. Chretien moved and Mrs. Ejnes seconded that the report be accepted as presented. So voted, 5-0.

6. Approval of Minutes

Mrs. Ejnes moved and Mr. Chretien seconded to approve the minutes from the March 9, 2010 meeting. So voted, 5-0.

7. Commissioning Status Report

Mr. Steve Manwell presented that the commissioning is in process with the major hold up being the lighting controls issues and the as-builts as previously presented. Mr. Manwell stated that while there were still remaining punch list items, ConEdison has begun moving forward with the commissioning process and has begun the metering process as well as preliminary work surrounding the re-calculation of the base analysis.

Mr. Fogarty asked whether or not District employees are comfortable with the start-up and use of the biomass burner systems. Mr. McGovern explained that all employees have been trained on the system, but that some are better than others.

Mrs. Mangiarelli explained that the District might pursue engaging ConEdison/Kevin Venturini on an as-needed basis to assist with the operations of the system if needed.

8. Adjournment

Mrs. Ejnes moved and Mr. Chretien seconded that the meeting be adjourned at 8:00 PM. So voted, 5-0.

Prepared by: Sarah Mangiarelli, Business Manager on behalf of Ms. Kecia Pierce,
Building Committee Clerk

Approved by: Foster Gloucester Building Committee, May 11, 2010